

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

M.A. & U.D Department - The Andhra Pradesh Revised Common Building Rules in the State - Certain Amendments – Notification Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms.No. 450

**Dated:13.10.2010
Read the following:**

1. G.OMs.No.86 M.A & U.D (M) Department, dt: 03-03-2006.
2. G.OMs.No.678 M.A & U.D (M) Department, dt:07.09.2007.
3. G.OMs.No.302 M.A & U.D (M) Department, dt: 15.04.2008.
4. G.OMs.No.569 M.A & U.D (M) Department, dt: 23.08.2008.
5. From the Commissioner, G HMC Lr. No. 4/TP/ACCP/HO/2010, Dt: 06.03.2010
6. From DTCP, Hyderabad Lr.No.5825/09/P dt: 15.09.2010.

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ORDER:

In the GOs 1st to 4th read above, Government have issued Revised Common Building Rules for all Municipalities/ Municipal Corporations and Urban Development Authorities in the State.

2. The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad in his letter 5th read above has stated that as per rule 20 (c) of the Hyderabad Revised Building Rules, 2006 issued in G.O.Ms.No.86 MA dt: 03.03.2006 individual residential buildings proposed in plots up to 300 meters of plot area and height up to 6.0 meters are exempted from Mortgage Clause. The applicants in the category of plot area 100 Sq. meters to 300 Sq. meters though eligible for 10 meters height are obtaining permissions up to 6.0 meters height to avoid the mortgage clause and constructing additional floors Unauthorizedly. Thus the exemption given to the plots less than 300 sq. meters area and 6.0 meters height is being misused and leading to gross violation in most of buildings thereby the purpose of exempting them from the mortgage clause is defeated. Further GHMC has noticed that nearly 70% to 90% of the buildings in the city are coming up on the plots ranging from 100 sq. meters to 300 sq. meters and less than 10% building applications are being received in the plot of less than 100 sq. meters. Unless constructions that are coming up on the plots of 100 sq. meters to 300 sq. meters are brought under the purview of mortgage clause, it would be very difficult to prevent the unauthorized floors.

3. The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad has therefore requested the Government to amend the rule 20 (c) of the Hyderabad Revised Building Rules, 2006 by insisting the mortgage of 10% of built up area for the buildings proposed on the plot area of 150 sq. meters and above.

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4. The Director of Town & Country Planning, A.P. Hyderabad in his letter 6th read above has stated that, as per Rule 20 (c) of the Hyderabad Revised Building Rules, 2006 individual Residential Buildings in plots up to 300 Sq. meters with height upto 6 meters and Industrial Buildings and as per rule 21(e) of A.P Municipalities Development Control Rules, 2008 individual Residential Buildings proposed in plots up to 500 Sq meters of plot area and height up to 7 meters and industrial buildings are exempted from mortgage clause. The applicants in the category of plot area of 100 sq meters to 500 sq meters though eligible for 10 meters of height are obtaining permission up to 7 meters height to avoid the mortgage clause and constructing additional floors Unauthorizedly thus the exemption given to the plots is being misused and leading to gross violation in most of the buildings thereby the purpose of exempting them from the mortgage clause is defeated and unless the construction that are coming up on the plots of 100 sq meters to 500 sq meters area brought under the purview of mortgage clause it would be very difficult to prevent unauthorized floors.

5. The Director of Town & Country Planning, A.P. Hyderabad has therefore requested the Government to amend the rules suitably by insisting the mortgage of 10% of built up area for the building proposed on the plot area of 100 Sq meters.

6. Government after careful examination of the matter decided to accept the above recommendations made by Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad and Director of Town & Country Planning, A.P. Hyderabad with a view to minimize the violations in buildings.

Accordingly the following notification will be published in an Extraordinary issue of the Andhra Pradesh Gazette, dated:13.10.2010.

NOTIFICATION-I

In exercise of the powers conferred under section 585 read with section 592 of the Greater Hyderabad Municipal Corporation Act, 1955 and sub-section (2) of sections 14,32,46 and 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh hereby amend the Hyderabad Revised Building Rules, 2006 issued in G.O.Ms.No.86, MA & UD Department, dated: 03.03.2006 and published in Rules Supplement to Part-I Extraordinary of the A.P Gazette, dated: 04.03.2006 and as subsequently amended.

AMENDMENT

In clause (c) of rule 20 of the said rules, for the expression "300 sq. mts" the expression "100 sq. mts" shall be substituted.

NOTIFICATION-II

In exercise of the powers conferred under section 585 of the Hyderabad Municipal Corporation Act, 1955; Section 11 of the Visakhapatnam Municipal Corporation Act, 1979; Section 11 of Vijayawada Municipal Corporation Act, 1981; Section 326 of the Andhra Pradesh Municipalities Act 1965; and Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh hereby amend the Revised Building Rules, 2007 issued in G.O.Ms.No.678 MA & UD Department, dated: 07.09.2007 and published in Rules Supplement to part-I Extraordinary of the A.P Gazette dated: 07.09.2007 and as subsequently amended.

AMENDMENT

In clause (c) of rule 20 of the said rules, for the expression "300 sq. mts" the expression "100 sq. mts" shall be substituted.

NOTIFICATION-III

In exercise of the powers conferred under section 585 of the Hyderabad Municipal Corporations Act, 1955; section 18 of the Andhra Pradesh Municipal Corporations Act 1994; and section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975, the Government of Andhra Pradesh hereby amend the Andhra Pradesh Revised Building Rules, 2008, issued in G.O.Ms.No.302, MA & UD Department, dated: 15.04.2008 and published in Rules Supplement to part-I Extraordinary of the A.P Gazette dated: 15.04.2008 and as subsequently amended.

AMENDMENT

In clause (c) of rule 20 of the said rules, for the expression "300 sq. mts" the expression "100 sq. mts" shall be substituted.

NOTIFICATION-IV

In exercise of the powers conferred under section 326 of the Andhra Pradesh Municipalities Act, 1965 and sub section (1) of section 44 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby amend the Andhra Pradesh Municipalities Development Control Rules, 2008 issued in G.O.Ms.No.569, MA & UD Department, dated: 23.08.2008 and published in Rules supplement to part-I Extraordinary of the A.P Gazette dated: 23.08.2008 and as subsequently amended.

AMENDMENT

In clause (e) of rule 21 of the said rules, for the expression "500 sq. mts" the expression "100 sq. mts" shall be substituted.

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7. All the Commissioners of Municipal Corporations / Municipalities and Vice-Chairmen's of Urban Development Authorities are requested to take necessary further action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S. APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner and Director, Printing , Stationery and Stores Purchase A.P. Hyderabad (in duplicate, with a request to publish the in the Extraordinary Gazette of A.P. dated:13.10.2010 and furnish 1000 copies to Government)

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

The Director of Town and Country Planning, A.P. Hyderabad.

The Commissioner and Director of Municipal Administration, A.P. Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioners of all Municipal Corporations/ Municipalities in the State, through Commissioner & Director of Municipal Administration, Hyderabad.

The Vice-Chairmen's of all Urban Development Authorities in the State

All the Committee Members.

All Departments of Secretariat

All Heads of Department.

The Director General Fire Services, A.P Hyderabad.

The Chairperson, AP Transco.

The Managing Director, H.M.W.S&S.B, Hyderabad.

The Engineer in Chief (Public Health) Hyderabad.

The Commissioner & Inspector General of Registration & Stamps.

A.P Hyderabad.

The Managing Director, AP Housing Board, Hyderabad.

The District Collectors of all Districts.

Copy to:

The PS to Spl. Secy to CM

The P.S. to M (M.A).

The P.S. to Principal Secretary to Government, (UD) & (MA) (MA&UD Dept)

The Law (A) Department

Sf/Sc.

//FORWARDED BY ORDER//

SECTION OFFICER